



Promoting the wise use of land

**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

PLANNING COMMISSION

MEETING DATE August 25, 2016	CONTACT/PHONE Schani Siong (805)781-4374	APPLICANT Alan and Rebecca Vanderhorst	FILE NO. DRC2014-00134
EFFECTIVE DATE September 8, 2016			
SUBJECT A request by ALAN & REBECCA VANDERHORST for a Conditional Use Permit to allow the conversion of an existing 3,320 square-foot equestrian center and barn into an 8-unit Bed and Breakfast lodging (B&B), 10 incidental camping spaces and an event venue for up to 52 temporary events per year with attendance of between 225 and 400 guests, at the La Lomita Ranch. This project includes a modification request to waive the incidental camping 1000 feet setback to property line. The project will result in the disturbance of approximately 0.7 acres of the 161 acre parcel, and approximately 6,000 cubic yards (CY) of cut and 920 CY of fill. The project site is located in the Agriculture land use category and is located at 1771 La Lomita Way, on the south side of Orcutt Road, approximately 1,200 feet east of the City of San Luis Obispo. The site is in the San Luis Obispo sub-area of the San Luis Obispo planning area.			
RECOMMENDED ACTION <ol style="list-style-type: none">1. Adopt the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq.2. Approve Conditional Use Permit DRC2014-00134 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq. and CA Code of Regulations Section 15000 et seq.) has been issued on July 14, 2016 for this project. Mitigation measures proposed to address visual resources, air quality, transportation, and biological resources are included as conditions of approval.			
LAND USE CATEGORY Agriculture	COMBINING DESIGNATION Airport Review Area	ASSESSOR PARCEL NUMBER 044-042-010	SUPERVISOR DISTRICT(S) 3
PLANNING AREA STANDARDS: San Luis Obispo Sub-area standards			
LAND USE ORDINANCE STANDARDS: Section 22.62.060 Conditional Use Permit Approval; Chapter 22.18 Parking and loading; Section 22.30.610 Temporary events; Section 22.30.260 Special Use Standards for Lodging and Bed and Breakfast; Section 22.30.520 Special Use Standards for Rural Recreation and Camping, Section 22.10.120 Noise Standards, Section 22.10.095 Highway Corridor Design Standards <i>Does the project conform to the Land Use Ordinance standards? Yes - see discussion.</i>			
EXISTING USES: Single family residence, care taker residence, equestrian facilities and agricultural accessory structures.			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Agriculture, single family residences, City of San Luis Obispo <i>East:</i> Agriculture, agricultural uses, scattered residences <i>South:</i> Agriculture, agricultural uses, scattered residences <i>West:</i> Agriculture, Commercial Service, agricultural uses, scattered residences			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242</small>			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:

The project was referred to: Public Works, Environmental Health, Agricultural Commissioner, County Airport Manager, CAL FIRE, Air Pollution Control District, Regional Water Quality Control Board, Building Division, CA Dept of Fish and Wildlife, HealSLO, County Bicycle Advisory Committee, City of San Luis Obispo.

TOPOGRAPHY:

Gently to steeply sloping

VEGETATION:

Urban built up, wetland, agriculture; grassland

PROPOSED SERVICES:

Water supply: On-site well

Sewage Disposal: Individual septic system

Fire Protection: CAL FIRE

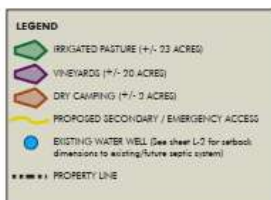
ACCEPTANCE DATE:

January 27, 2016

PROJECT DESCRIPTION

The applicant proposes to convert an existing 3,320 square-foot equestrian barn into an 8-unit Bed and Breakfast lodging (B&B), provide new 10 incidental camping spaces and an event venue for up to 52 temporary events per year with attendance of between 225 and 400 guests, at the La Lomita Ranch. The project includes a modification request to adjust the 1000 feet setback from the property line required for the incidentals camping to 500 feet. The project site is located in the Agriculture land use category and is located at 1771 La Lomita Way, on the south side of Orcutt Road, approximately 1,200 feet east of the City of San Luis Obispo (Figure 1: Site Plan).

Figure 1 : Site Plan



Below is a detailed description of the project components:

- Request for 52 temporary events annually;
- Conversion of existing horse barn into eight B&B lodging units;
- Remodel of an existing caretaker residence;
- New equestrian-related incidental dry camping for 10 vehicles and/or trailers;
- New parking area for 14 car spaces including accessible spaces for B&B lodging;
- Event parking for up to 225-attendee events and off-site parking with shuttle service for larger events up to 400 attendees;
- Extension of the existing driveway around the proposed B&B lodging and event areas;
- Construction of a 20 foot wide secondary access road to Orcutt Road with all-weather surface;
- Construction of a new roof over an existing equestrian arena;
- Construction of a new 20' x 30' storage shed;
- Realignment of an existing drainage swale and restoration of a riparian corridor;
- Modification to the 1,000 feet setback from property line for incidental camping to 500 feet

The temporary events proposed in accordance with LUO Section 22.30.610 are as follows:

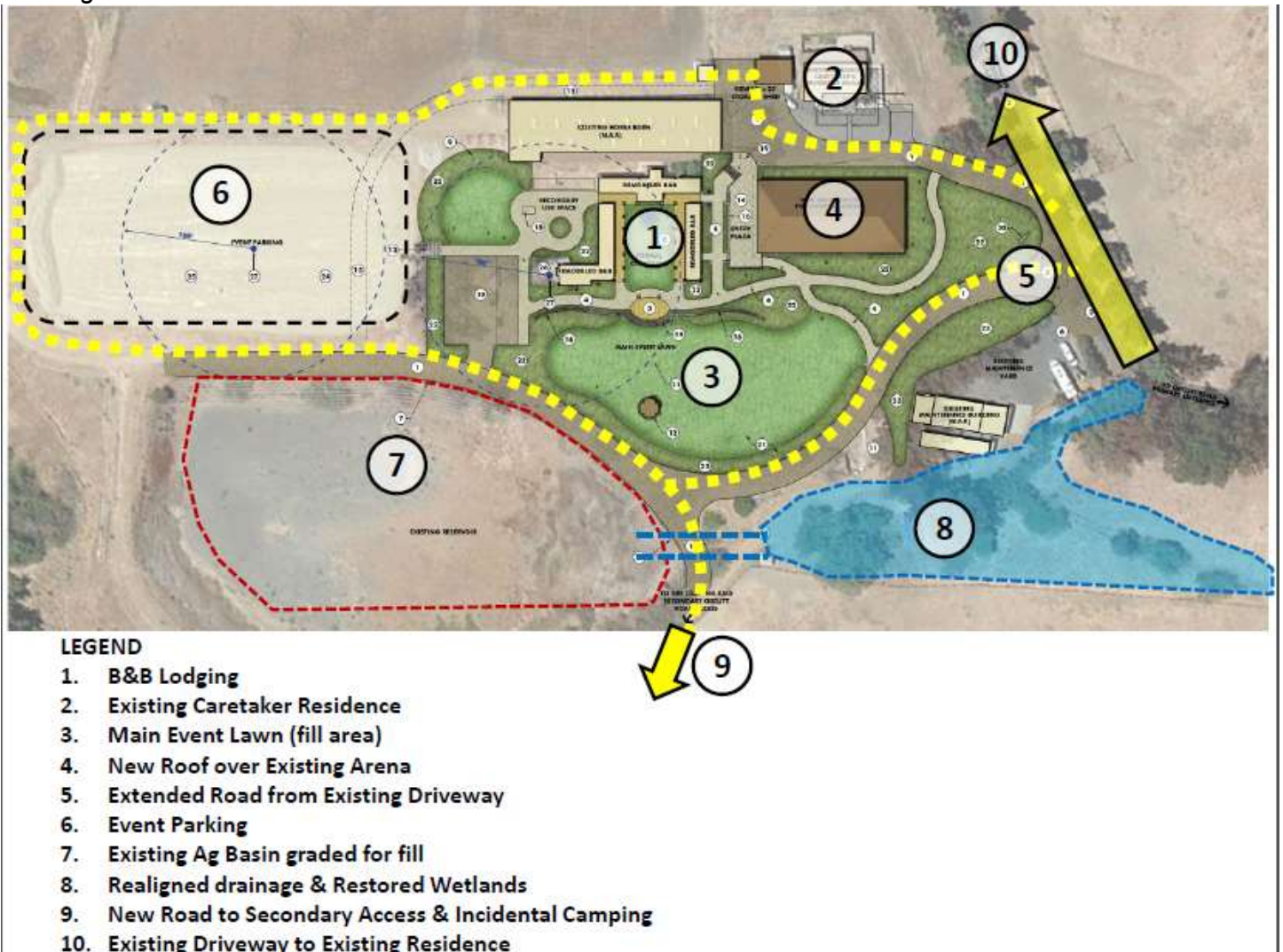
- 48 regular events with up to 225 guests;
- 4 large events for 226 to 400 guests

No more than 52 temporary events are proposed onsite during one calendar year. Events are proposed from 10 am to 10 pm, and are proposed to allow outdoor amplified sound. If related to an agricultural event (e.g. harvest festival, agricultural food and craft shows), outdoor amplified sound would occur between the hours of 8:00 AM and 10:00 PM. A tentative list of event types is as follows: agriculture food and craft shows, weddings and parties, harvest and wine festivals, equine shows, educational retreats, and non-profit events.

Temporary events parking will be located at the existing 1.25 acre riding arena (*Area No.6 in Figure 2 Masterplan*). This temporary parking area will remain unimproved and covered with non-combustible materials with less than 10% slope; no grading or clearing will be required. This area can accommodate 133 vehicles, assuming 400 square feet per car space. This is more than adequate space for the 90 vehicles estimated from a regular 225-person event. For events with more than 225 attendees, a Transportation Demand Management Plan (TDMP) will be implemented with off-site parking and shuttle service.

The project will result in the disturbance of approximately 0.7 acres of the 161-acre parcel. The preliminary grading plan shows approximately 6,000 cubic yards (CY) of cut and 920 CY of fill. The fill material will be sourced from the existing agriculture water basin and placed in the ephemeral creek channels (fingers) south of the proposed B&B lodging units to create an event lawn area (*Area No.3 in Figure 2 Masterplan*). An underground channel will be installed to realign a 160-foot section of an existing ephemeral drainage south of the event lawn into the existing riparian area. To compensate for the loss of riparian habitat where the fill is placed, approximately 670 feet of the existing ephemeral creek channel and a total area of 1.2 acres of riparian and upland buffer area will be restored (*Area No. 8 in Figure 2 : Masterplan*).

Figure 2 – Master Plan



BACKGROUND

The project site, La Lomita Ranch is a local premier equestrian ranch located south of Islay Hill. Founded in 1976 by the Salas family, equestrian activity on this site has been established since the early 1800s. The ranch is currently 228 acres and consists of two parcels; 67 acre (northern Islay Hill in city limits, *not part of project*), and 161-acres (south of Islay Hill, *project site*). The site is zoned Agriculture and currently supports vineyards, irrigated crops and grazing land. Access to the site is from Orcutt Road, a local scenic corridor designated by the San Luis Obispo Area Plan. Even though this project site is not within the mapped scenic corridor region, the scenic qualities of the surrounding rural areas has been considered during the project evaluation due to its close proximity.

LAND USE ORDINANCE STANDARDS**General Development Standards**

Topic	Standard			Proposed	Complies?
Allowable Land Uses, Permit Requirement					
	“TemporaryEvents” is an allowed use in the Agriculture land use category, subject to special use standards. A Conditional Use Permit is required in order to allow the conversion of the existing horse barn to 8 bed and breakfastlodging units.			CUP Application has been submitted.	Yes
General Property Development Standards					
Minimum Site Area	No minimum site area is required for temporary events.			The project site is 161.1 acres in size.	Yes
Building Height	Uninhabited accessory structures (e.g. horse barns, equestrian arenas and storage sheds) are not subject to height restrictions. However, because the existing horse barn will be changing occupancyto a motel use, it will now be subject to a height limitation of 35 feet. In addition, the existing arena will be enclosed with a roof cover which will change the occupancy to public assembly, it will be subject to a height limitation of 35 feet.			No change to existing equestrian barn structure. New roof over existing riding arena is less than 35 feet tall.	Yes
Setbacks		Requirement	Minimum	Proposed	
	Rear	Standard Sec. 22.10.140F	30 feet	>400 feet	Yes
	Side	Standard Sec. 22.10.140E	30 feet	>400 feet	Yes
	Front	Standard Sec. 22.10.140E	25 feet	>400 feet	Yes
Noise	This project will be subject to operational standards in the ordinance concerning noise and vibration.			The project will involve construction activities as well as amplified music from temporary events past 5PM.	Yes (See discussion item 1 under key issues)
Parking	Two spaces, plus one space per transient lodging unit (2+8=10 required spaces). 1 space per 400 square feet for temporary events.			14 spaces for B&B use. 133 spaces available for temporary events (required only 90 spaces)	Yes (See discussion item 1. under key issues)
Signage	As provided in Chapter 22.20 of the Land Use Ordinance.			No signage is presently proposed. Should the applicants wish to install signage, a sign permit (subject to Zoning Clearance) will be required. The proposed signs will then be reviewed for compliance with Chapter 22.20 of the Land Use Ordinance.	Yes, as conditioned

General Development Standards**Highway Corridor Design Standards*****San Luis Obispo Highway Corridor Area Section 22.10.095 C.******Subsection C4. Discretionary permit requirements***

Topic	Standard	Proposed	Complies?
Location	Locate all development including accessory structures i.e. water tanks and access roads in the least visible portion of the site as viewed from the scenic highway.	<p>A new 5,000 gal water tank will be located adjacent to existing water tank on Islay Hill.</p> <p>Proposed B&B, event venue and camping occurs within an existing developed area, approx. 750 feet from Orcutt Rd. This area is screened with existing, mature trees.</p> <p>Existing driveway fronting Orcutt Road will be widened per traffic study recommendation.</p>	Yes, as conditioned.
Grading	Minimize grading that will be visible from Orcutt Road.	Proposed cut and fill is within the agriculture reservoir and riparian area. These areas are screened with existing vegetation, and new planting will be added as part of the riparian restoration.	Yes, as conditioned
Slope limitation	Grading for structures and roads shall occur on slopes less than 30%	Proposed grading occurs on slopes less than 30%.	Yes
Building Visibility	Minimize building height/mass by using low-profile design or colors.	The project refurbishes an existing barn and caretaker's structures. New arena roof, and a storage building are low profile and located within the developed area, screened by existing trees. All development incl. water tank will be conditioned to have colors compatible with surrounding.	Yes
Landscaping	Provide landscaping to screen/buffer development with native / drought-resistant plants.	The project includes a landscaping plan and riparian habitat restoration plan, which will screen the project.	Yes, as conditioned
Signs	Locate signs (ones require lands use permit) so they don't interfere with vistas from other scenic corridors.	No new signage proposed. Existing entry monument signage will remain and limited to 100 sq.ft. Any additional signage will be permitted per ordinance or encroachment permit.	Yes, as conditioned

Lodging/Bed and Breakfast

Special Use Standards – 22.30.260 -- Lodging -- Bed and Breakfast Facilities			
Topic	Standard	Proposed	Complies ?
Limitations on Use	A bed and breakfast may be established within the Agriculture land use category on a site with an existing conforming visitor-serving facility (e.g., winery, riding stable, health resort). It must be located in one structure with an exterior design style that is residential or agricultural in appearance, built expressly for a bed and breakfast inn where the facility is approved with a Conditional Use Permit.	The project site includes existing horse stables used by the public. The B&B units will be constructed by converting an existing horse barn which reflects a traditional equestrian/agricultural vernacular.	Yes
	The bed and breakfast inn shall be located on the same legal parcel as, and within 100 feet of, the existing conforming visitor serving use.	The B&B units are within 100 feet of the equestrian facilities.	Yes
	A bed and breakfast inn authorized in the Agriculture land use category may be allowed in addition to the number of dwellings allowed by Section 22.10.130.	There is one residence on the project site along with a caretaker's residence. No additional dwelling units are proposed.	Yes
Limitations on size	A bed and breakfast in the Agriculture land use category may be approved with a maximum of eight guestrooms.	The project proposes eight B&B units.	Yes
Expansion of existing building	Physical expansion of a residence to accommodate bed and breakfast facilities or operations shall be limited to 15 percent of the existing floor area.	No expansion of the existing floor area is proposed.	Yes
Minimum site area	A 10-acre minimum site area is required for a B&B in the Agriculture land use category.	The project site is 161.1 acres.	Yes
Parking required	Two spaces, plus one space per transient lodging unit (2+8=10 required spaces).	As designed, the project includes 14 parking spaces including one ADA accessible space.	Yes

Incidental Camping

Special Use Standards -- 22.30.520 - Rural Recreation and Camping			
Topic	Standard	Proposed	Complies?
Limitations on Use	Incidental camping is allowed in the Agriculture category.	The project site is within the Agriculture land use category.	Yes
Permit requirements	A Health Department permit shall be required in compliance with Chapter 8.62 of the County Code, in addition to the land use permit required by Section 22.06.030.	The project is conditioned to comply with these requirements.	Yes, as conditioned
Minimum site area	No minimum area	The project site is 161.1 acres.	Yes
Density	Maximum of one unit per acre, with a maximum density for incidental camping of 10 units.	Proposed incidental camping for 10 vehicles and/or trailers.	Yes, as conditioned
Setbacks	All camping facilities and activities shall occur no closer than 1,000 feet from any property line or public road.	Proposed incidental camping is within 500 feet of both a roadway (Orcutt Road) and the east and south property lines.	No (See discussion item 3 under key issues)
Parking	No improved parking is required for incidental camping.	N/A	N/A
Access.	All-weather access shall be provided to the site.	Camping area accessed with unimproved emergency access road	Yes (See discussion item 3. under key issues)
Allowed facilities	Water supply and portable restrooms only. Incidental camping uses may also include spaces for a maximum of 10 self-contained recreational vehicles, without utility hookup facilities.	No restrooms or water supply is proposed for the incidental camping area.	Yes
Sanitation	Restroom facilities shall be provided as required by the Health Department.	No restrooms or water supply is proposed for the incidental camping area.	Yes
Required findings - incidental camping	<p>A land use permit for incidental camping shall be approved only where the Review Authority first finds that:</p> <p>a. <i>The proposed use will not affect the continuing use of the site as a productive agricultural unit providing food or fibre; and</i></p> <p>b. <i>The proposed use will result in no effect upon the continuance or establishment of agricultural uses on surrounding properties.</i></p>	The incidental camping area consists of two acres on a 161 acre site within the concentrated development area. This area is not used for agriculture and will not diminish the existing and proposed agricultural operations on the project site.	Yes (See discussion item 3. under key issues)

Temporary Events

Special Use Standards - Temporary Events - Section 22.30.610			
Topic	Standard	Proposed	Complies?
Time Limit	Events under this Conditional Use Permit are subject to the following limitations: <ul style="list-style-type: none"> Events may not occur over more than 12 consecutive days. Events may not occur over more than 4 consecutive weekends. 	The project proposes to conduct up to 52 events per year.	Yes, as conditioned.
Setback	The site hosting temporary events must be located at least 1,000 feet away from any lands in the Residential Single Family (RSF) land use category.	The site is surrounded on all sides by properties within the Agriculture land use category. The closest Residential Single Family residence is 2,300 feet away.	Yes
Access	Outdoor temporary events shall be provided a minimum of two 18 feet wide unobstructed access points from the event site to a publicly maintained road.	Existing paved access from Orcutt Road, plus a proposed secondary all-weather access to Orcutt Road.	Yes (See discussion item 5 under key issues)
Parking	Off-street parking shall be provided for private events as follows with such parking consisting at minimum of an open area with a slope of 10 percent or less, at a ratio of 400 square feet per car, on a lot free of combustible material.	133 spaces for temporary events with up to 225 attendees; Off-site parking and shuttle service for 4 temporary events with 226 - 400 attendees	Yes (See discussion item 1. under key issues)
Fire Safety	Fire safety measures are to be provided as specified by Cal Fire.	CAL FIRE has issued a fire safety clearance letter (attached May 15, 2015), and will have a second opportunity to review the proposed safety features during the construction permit process. A condition has been included requiring the applicant to notify CAL FIRE prior to events.	Yes
Water & Wastewater	Facilities to be provided as required by Environmental Health standards	On-site well & septic system Portable restrooms for temporary events. Environmental Health has reviewed; permits may be required.	Yes (See discussion item 1. under key issues)

PLANNING AREA STANDARDS**San Luis Obispo Planning Area Chapter 22.96**

Topic	Standard	Proposed	Complies?
<i>Combining Designation Section 22.96.020</i>			
Airport Review Area	New development shall be consisted with the adopted Airport Land Use Plan	Project referred to the Airport LU Chair, which required an avigation easement to be recorded.	Yes, as conditioned
<i>San Luis Obispo Sub-area Section 22.96.040</i>			
Undergrounding	<p>All CUP approval shall require undergrounding of utilities unless the Commission determines otherwise based on the following:</p> <ul style="list-style-type: none"> a. Proposed development is low intensity, or b. Isolated location, or c. Existing overhead utilities not visible from public roads, or d. Overriding operational, economic, or site conditions of the project warrant waiver of this requirement. 	Existing operational utilities on site and screened from public roads. Proposed minor new structures will connect to existing utility services on-site.	Yes, waived.
Planning Impact Areas	<p>Application for discretionary land use permits shall be referred to the City of San Luis Obispo for review and comment. The County shall consider requiring improvements where there is an appropriate and feasible connection between the proposed project and improvement, subject to the following:</p> <ul style="list-style-type: none"> a. Required improvements / dedications may include street, drainage and other necessary public improvements; b. Street improvements / dedications shall be made, depending upon the scale and location of the proposed development. 	Project referred to City of SLO and referral comments received (July 7, 2015, April 28, 2016). Concerns noted with impacts to natural riparian and Orcutt / Tank Farm Road have been incorporated into wetlands restoration and frontage improvement conditions.	Yes, as conditioned
Production Agricultural areas	New development shall minimize loss of existing and potential production agricultural areas.	Proposed development is concentrated within developed areas on site. Minimal loss to existing and potential ag. areas.	Yes

KEY ISSUES TO BE CONSIDERED

1. Time Limit to Temporary Events

On October 6, 2009, the Board of Supervisors adopted a resolution interpreting the Temporary Events Ordinance (Section 22.30.610 of the Land Use Ordinance). The Board of Supervisors concluded that, while a use permit can authorize multiple events, the life of the use permit should be defined as part of the approval. This means that Temporary Events may not be authorized in perpetuity through the granting of a single use permit.

The Board of Supervisors did not establish criteria for how long a use permit may be in effect. Instead, this decision has been made on a case-by-case basis by the Review Authority after considering such project-specific issues as project access and roadway safety, the number and size of proposed temporary events, the proximity of noise sensitive uses and the proximity of other approved locations for temporary events. Accordingly, previous requests for temporary events have received approval for periods that range from 5 to 20 years, with the average of about 15 years.

Since the Board has adopted this interpretation, six other temporary event authorizations have been granted as summarized on the following table:

Table 1

Project	Lemm DRC 2007-00176	Vogt DRC 2008-00047	Waddell DRC 2008-00110	Edwards DRC 2008-00148	Judd DRC 2009-00056	Rava DRC 2010-00086
Historic Use of Site	Residential, agricultural	Residential, agricultural	Residential, agricultural	Non-profit events	Residential, agricultural	Agriculture
Access	Local road	Arterial highway	Principal arterial	Arterial road	Collector road	Arterial road
Zoning	Agriculture	Agriculture	Agriculture	Residential Rural	Agriculture	Agriculture
Events	20, annually	12, annually	18, annually	16, annually (plus non-profit events)	20, annually	25, annually
Guests	Up to 100	Up to 150	Up to 200	Up to 200	Up to 150	250 to 1000
Life	5 years	8 years	18 years	20 years	15 years	20 years

Staff recommends a *15-year time* limit for this Conditional Use Permit. This period is being recommended based on site characteristics, permit conditions, ordinance compliance and past temporary event authorizations:

- A. *Number and Size of Events* – This Conditional Use Permit would authorize up to 52 temporary events per year; 48 events with up to 225 guests and 4 events with up to 400 guests. Most past temporary event authorizations involved events with smaller attendance (< 200). One previous approval (Rava; DRC2010-00086) authorizes temporary events involving 250 or more guests.
- B. *Noise* – The proposed temporary events will occur between the hours of 10AM and 10PM. Amplified music would occur in the proposed event lawn and show barn courtyard adjacent to the B&B lodging. Noise impacts are considered less than significant because sound levels at property boundaries are estimated to be below County noise thresholds due to the following factors :

- i. The event areas are centrally located in the 161 acre parcel, and at least 2,500 feet away from the nearest single family residences in the Islay Hill neighborhood (in the City of SLO). According to the noise study, a presumed 80 decibel source sound will be 45-46 decibels as heard from the closest homes.
 - ii. Sound attenuates with distance and intervening barrier blocking sound transmission. Per the Noise Study (Dubbink, June 3, 2015), given the long distance and Islay Hill as an intervening barrier, noise is anticipated to be further reduced by 20 decibels, at minimum.
- C. Traffic Safety – The site is located on a two-lane arterial road (Orcutt), approximately 1,200 feet south of the City of San Luis Obispo. Orcutt Road currently is operating at acceptable levels for a rural road and experience peak hour traffic of 293 vehicles trips (weekday) and 142 trips (Saturday). The proposed project (B&B lodging, camping, and 225-persons event) will generate an additional 100 peak hour trips.
- i. *Accident Rate*: No collisions were reported within one mile of the project driveway from 2011 to 2013.
 - ii. *Existing Driveway*: An evaluation of left turn lane warrants was conducted on Orcutt Road. The traffic analysis concluded that a northbound left turning lane is not required due to low advancing volumes of vehicles. The existing driveway will be the primary access to the project and is required to be widened adequately to allow a two-way traffic and remain open during temporary events to prevent vehicles spilling back onto Orcutt road. This widening improvement will require a tapered right-of-way cut back approximately 100 feet along Orcutt Road.
 - iii. *Sight Distance*: The review of sight distance was conducted using the County standard and criteria published in the Caltrans Highway Design Manual. The existing driveway sight distance is adequate. There are ample areas for the proposed secondary access to be located in the southern portion of the property with adequate sight distance. The secondary access shall be conditioned to meet Cal Fire Safety Fire Plan requirements (e.g. width).
 - iv. *Transportation Demand Management Plan (TDMP)*: The project includes a TDMP prepared by Central Coast Transportation Engineering (November 2015). The TDMP strategies were developed for larger events with more than 225-persons to maintain the 100 peak hour trips generated and provide off-site parking with a shuttle bus service. Traffic management and monitoring are also recommended as project conditions to ensure implementation.

Traffic and compatibility of roadway users is discussed further under Key Issues #5.

- D. Parking - The proposed B&B lodging includes 14 parking spaces (>11 spaces per ordinance). For equestrian related activities, the project includes 10 incidental dry camping spaces mainly for horse trailers and related vehicles. The project also includes a 1.25-acre of unimproved event parking area on site, adequate for the 90 car spaces required for the regular 225-person events. For larger events with more than 225 persons, the TDMP proposes off-site parking with bus shuttle service.
- E. Water & Wastewater - The estimated water usage is approximately 3,016 gallons per day (1,520 gallons for B&B, residence, camping and 1,496 gallons for temporary events). The

existing well produces 17,800 gallons per day, which adequately serves the demand of the project. There are ample areas on site to expand the existing leach field capacity to serve for the proposed new uses. Wastewater and water capacity will need to be verified and all Environmental Health Department requirements met, prior to operation and initiation of events.

2. Maintaining the Agricultural Character of the Site.

Non-Agricultural Uses To Be Incidental. General Plan policies and land use ordinance special standards require visitor serving uses, temporary events and incidental camping on land within the Agricultural land use category to be subordinate to, and not interfere with, ongoing agricultural operations. Policy 6 of the Agriculture Element requires that visitor-serving uses “...*shall be clearly incidental and secondary to the primary agricultural use...* for lands designated Agriculture. In addition, Land Use Ordinance Section 22.30.520 *Special Use Standards for Recreation and Camping* states that a land use permit for incidental camping may be approved only where the Review Authority first finds that:

- i. *The proposed use will not affect the continuing use of the site as a productive agricultural unit providing food or fibre; and*
- ii. *The proposed use will result in no effect upon the continuance or establishment of agricultural uses on surrounding properties.*

The project site has historically been used for equestrian activities, including horse boarding and riding events. In addition, the site contains irrigated pastures for horses and other agricultural uses that include 43 acres of new vineyards and irrigated pastures. The project site is not currently under a Williamson Act contract. Table 2 provides a summary of the proposed acreage of agricultural and other uses on the project site. Agriculture will remain the primary use of the site. The Department of Agriculture reviewed the proposed project and concluded the project will result in less than significant impact to agricultural resources and operations.

Table 2 – La Lomita Ranch, Summary Acreage of Proposed Uses		
Use	Acres	Percent of Site
Bed and Breakfast	0.40	0.25%
Temporary Events Area and Parking	1.70	1.00%
Dry Camping	2.00	1.24%
Irrigated Pasture	23.00	14.20%
Vineyards	20.00	12.4%
Other Lands ¹	114.0	75%
Total:	161.1	100%

Notes: ¹ Includes existing reservoir, creeks and land not proposed for cultivation.

3. Modification to 1000 feet setback from property line for Incidental Camping

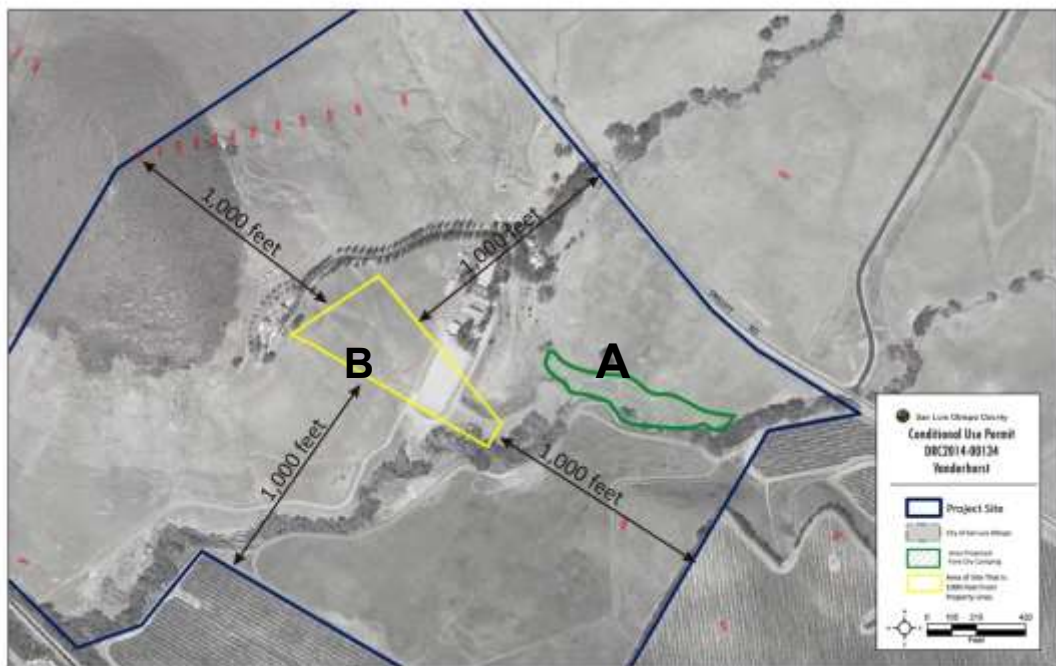
Per Land Use Ordinance Section 22.30.520 Rural Recreation and Camping, camping incidental to an agricultural use is permitted when located at least 1000 feet from the closest property line or public road.

Per Section 22.30.020, special use standards can be waived or modified through a Conditional Use Permit approval when following findings can be made:

- i. *Set forth the necessity for modification or waiver of standards by identifying the specific conditions of the site and /or vicinity which make standard unnecessary or ineffective;*
- ii. *Identify the specific standards being waived or modified;*
- iii. *The project, including the proposed modifications to the standards, will satisfy all mandatory findings required for Conditional Use Permit approval by Section 22.62.060.C4.*

As proposed, the incidental camping location is near the concentrated development area for the proposed B&B lodging, riding arenas and event areas (*Area A – Figure 3*). The incidental camping area is a level area and shall remain unimproved along the proposed secondary access. As proposed, the camping will not diminish the existing and proposed agricultural operations on the project site. To the contrary, locating the incidental camping outside the 1000 feet from the property line setback (*Area B*) would necessitate additional site disturbance, including grading on moderate slopes to place the camping in currently undeveloped area, or the camping would need to be placed at the location of a current arena associated with the equestrian operation.

Figure 3 – Incidental Camping Area And Required Setbacks



4. Alteration of Jurisdictional Waters.

The project proposes to create a level lawn area for outdoor temporary events just south of the proposed B&B units by placing fill material in ephemeral creek channels on site. The fill material will be sourced by dredging of the existing agriculture basin (reservoir). Alteration of the existing drainage channel will require a new 160-foot section of the ephemeral creek to be realigned south of the event lawn into the existing natural riparian area (Figure 4). As part of the wetlands mitigation, the applicant will implement a compensatory wetland mitigation plan by restoring approximately 670 feet of existing ephemeral drainage and 1.2 acres of riparian and upland habitat on site (Figure 5).

Figure 4 -- Potential Impacts to Jurisdictional Waters





5. Traffic & Circulation

A. Site Access & Circulation

- i. **Access.** The B&B lodging and event facilities are served by two paved driveways branching from the main access driveway (*Figure 2: Masterplan*). The north branch leads to the private residence (*existing and not part of project*) and the southern branch is extended to loop around the proposed B&B and main event lawn area. The looped road extends further south across the proposed dry camping area and functions as the secondary access road exiting unto Orcutt Road.
The existing driveway from Orcutt Road will be used as the primary access point and will remain open during events. It is necessary to widen this driveway to allow adequate two-way traffic and avoid vehicles spilling back onto Orcutt Road. Driveway improvement will meet County Public Improvement standards for high speed/ high volume rural roadways and sight distance standards. This improvement requires approximately 100 feet of Orcutt Road (project side) to be widened and cut back towards the existing driveway, with the possible relocation of several existing power poles and portions of the entrance wall.
- ii. **Emergency Access.** A secondary access for fire trucks is required for temporary events. The proposed access will be conditioned to meet final Cal Fire sight distance requirements.

B. Traffic Analysis: Trip Generation, Frontage Improvements and Traffic Demand Management.

- i. **Traffic Analysis.** A traffic impact study was prepared to evaluate the transportation issues related to the existing equestrian facility and the proposed B&B, incidental camping and an event venue for 52 temporary events per year (Central Coast Transportation Consulting, November 17, 2015). This final assessment has been developed in response to comments and direction provided by the Public Works Department (May 7, 2015, July 29, 2015, and November 10, 2015). The project is expected to have a less than significant impact on transportation and circulation because the proposed project will not change the current Level of Service of Orcutt Road and other rural roads in the area, which is "C" or better. Orcutt Road, a popular cycling and running route, is currently a Class III bike route (shared roadway – Figure 6: Existing Site Photo). The County Bikeways Plan (2010) identified Orcutt Road as a proposed Class II bike lane from the San Luis Obispo city limits to Lopez Drive in Arroyo Grande. This immediate stretch of Orcutt Road (to Biddle Ranch Road) is also targeted for improvement project per SLOCOG's 2014 Regional Transportation Plan.

Figure 6. Existing Site entryway along Orcutt Road (looking north)



ii. *SLO County Resolution 2008-152 Roadway Improvement Standards*

The SLO County Resolution 2008-152 sets forth standards for roadway improvements for development that attracts public traffic, such as temporary events. For a project that generates more than 100 peak hour trips, Resolution 2008-152 requires ¼ mile of roadway length to be improved between the project entrance and the nearest intersection, along with the preparation of a Roadway Safety Analysis (RSA). The purpose of the RSA is to limit the exposure of increasing the number of collisions on roads in rural areas from new development that will attract general public traffic. Improvements to ensure safe traffic operations may include (but is not limited to) widening of shoulders, removal of roadside obstacles, improving sight distance, enhanced access points and left turn lanes.

According to the traffic analysis, the typical project operations (existing uses, proposed B&B lodging, incidental camping) and regular events (48@225 guests) will generate a maximum of *100 peak hour trips* (pht). This will be the majority of the traffic related to the proposed project (Table 3). For the proposed larger events (4@400 guests), a Transportation Demand Management Plan (TDMP) will be implemented with off-site parking and shuttle services, in order to not exceed the 100 peak hour trips (Table 4). The TDMP will include operational measures such as parking passes, carpooling incentives, directional signage, traffic/ incident monitoring and post event traffic count evaluation/ reporting to ensure TDMP efficacy. With the implementation of the TDMP, the proposed project will not generate more than 100 peak hour trips and is not subject to required frontage improvements per the RSA standards.

However, concerns have been expressed by the cycling community (e.g. Bike Coalition) and the City of SLO regarding the potential conflicts between traffic (especially turning movements) generated by the project and users of this popular cycling route. Planning and Public Works staff support road improvements to address this conflict in road users. While not identified as a significant circulation impact requiring mitigation, the decision makers must make findings regarding traffic safety, consistency with the character of neighborhood, and general safety and welfare of the public, and may require improvements (including widening per the County Bikeways Plan) in order to address the conflict between users of the roadway – ***See discussion C: Road Safety and User Compatibility.***

Table 3-- Trip Generation								
Project Component	Size	Daily Trips	Peak Hour Trips					
			Weekday AM			Weekday PM		
Typical Operations			In	Out	Total	In	Out	Total
Bed and Breakfast ¹	8 rooms	65	2	2	4	3	2	5
Incidental Camping ²	10 occupied sites	50	2	3	5	3	2	5
Total:		115	4	5	9	6	4	10
Temporary Events Operations			Event Start			Event End		
Temporary Events ³	225 attendees	180	90	0	90	0	90	90

1. ITE Trip Generation Manual, Land Use Code 310, Hotel. Average trip rate used.
2. ITE Trip Generation Manual, Land Use Code 416, Campground/Recreational Vehicle Park.
3. Special Events traffic assumed to have an average vehicle ridership of 2.5, per County Resolution 2008-152. Attendees were assumed to enter within one hour and exit in one different hour.

Source: Trip Generation, 9th Edition, ITE (2012) and CCTC, 2015

Larger events with up to 400 guests will be subject to the implementation of the Transportation Demand Management plan described as follows:

- **Contract Shuttle Service:** Any combination of on-site parking and contract shuttle services presented in Table 4 (*possible off-site parking venues; SLO County Regional Airport lots, MindBody Parking Structure or Dr. Vernacchia Airport Business Center parking lot*)

Table 4-- Shuttle Service Options	
1.	100 attendees park on site, 300 off-site, with average shuttle occupancy of 10 persons.
2.	175 attendees park on site, 225 off-site, with average shuttle occupancy of 15 persons.
3.	200 attendees park on site, 200 off-site, with average shuttle occupancy of 20 persons.

C. Road Safety and User Compatibility

- i. **Traffic Safety and Left Turn Evaluation.** No collisions were reported within one mile of the project driveway from 2011 to 2013. Based on the traffic analysis, the majority of traffic estimated for the proposed project will be southbound (80% from City) and 20% northbound on Orcutt Road. Due to the low advancing vehicle volume, a left turn lane is not warranted.

Based on the County Resolution 2008-152 for Roadway Safety Analysis (RSA) policy, events generating higher than 100 peak hour trips are required to improve project frontage. The project was revised to reduce the total peak hour trips (both typical operations and temporary events for 225 persons) and incorporate a Traffic Demand Management plan for larger events in order not to exceed 100 peak hour trips generated. Implementation of the TDMP and the driveway widening considerably reduce the overall impact to the public road to less than significant.

- ii. **Road User Compatibility.** While analysis using Level of Service (LOS) and warrants does not support a left turn lane or frontage improvement, the County must also consider the project in compatibility with the neighborhood and other road users. Based on concerns identified (by City of SLO, Bike Coalition, HealSLO) with the concentration, number of turning vehicles and compatibility with cyclists and runners along Orcutt Road, this project is conditioned to widen Orcutt Road (on project side only) to accommodate a Class II bike lane (as identified in the County Bikeways Plan and SLOCOG Regional Transportation Plan. This widening will occur from the city limits along the project frontage to the existing driveway. Widening of this stretch of narrow road shoulder to the designated Class II bike lane as identified in the County Bikeways Plan will reduce the potential conflicts between vehicular and bicycle users on Orcutt Road. In addition, the decision makers may also consider other safety measures such as bike lane painting.

ENVIRONMENTAL DETERMINATION

A Mitigated Negative Declaration has been prepared for this project. Mitigation measures are recommended to address the following potentially significant impacts:

- **Aesthetics.** Proximity to Orcutt Road, which is a designated scenic corridor in the San Luis Obispo Area Plan, requires minimal lighting on the property due to its rural nature. To mitigate for the potential night glare from temporary events, the project is conditioned with no uplighting of landscaping or trees.
- **Biological Resources.** A biological and wetland assessment (BWA) and addendums were prepared for the project by Sage institute, June 30, October 16, 2015 and May 18 2016. The BWA found the proposed project could result in potential impacts to nesting birds and special status aquatic species (California red-legged frog, foothill yellow legged frog, western pond turtle). Preconstruction surveys are required as conditions to be conducted prior to any ground disturbance and work within the ephemeral drainage and ag pond shall only be conducted when no water is present within either feature. Wetland impacts shall be mitigated by implementation of the compensatory wetland restoration plan. With recommended mitigation measures, potential impacts are expected to be less than significant.
- **Fire Safety.** All buildings for public assembly must be provided with fire sprinklers and dedicated water storage for fire suppressant shall be provided.
- **Noise.** A noise analysis (David Dubbink Associates, 2015) concludes that noise associated with temporary events is not expected to exceed County standards or adversely impact surrounding noise sensitive uses.
- **Transportation.** A traffic impact analysis was prepared as part of the application materials (Central Coast Transportation Engineering, November 2015). In addition, the project was reviewed by Public Works and CalFIRE. The findings and recommendations of the analysis and agency review have been incorporated as conditions of approval. These requirements include (but are not limited to) the following:
 - Widening of existing driveway to allow two-way traffic;
 - Construction of new emergency access with adequate sight distance;
 - Adherence to, and enforcement of, the intent of the *Transportation Management Plan* prepared by Central Coast Transportation Engineering, November 2015.
- **Air Quality.** Unpaved event parking area shall be treated with a dust suppressant and open fire pits, if used for incidental camping shall be located with adequate distance from sensitive receptors. Compliance with APCD air quality rules are incorporated into the project condition and will lessen the impact to air quality.

COMBINING DESIGNATIONS – AIRPORT REVIEW AREA

The project is within the Airport Review area for the San Luis Obispo County Regional Airport. According to the Airport Land Use Plan (ALUP), the project site is located partially in *Safety Area S-2, Areas with aircraft operations at 501 to 1,000 feet above ground level* (Figure 3). According to Table 7 of the ALUP, Safety Area 2 allows a maximum of 150 persons per acre in a non-residential use. A special function land use, such as a special event, may be allowed but is subject to an Airport Compatible Open Space Plan (ACOS) and a Detailed Area Plan subject to Airport Land Use Commission approval. The project was referred to the County Airport Manager. The project was referred to the County Airport Manager, who required the project to obtain an aviation easement to secure avigable airspace.

COMMUNITY ADVISORY GROUP COMMENTS

The project site is not located within an advisory group area.

AGENCY REVIEW

Public Works – The Public Works Department has reviewed the project and provided comments on April 17, 2015, June 30, 2015, July 29, 2015, October 13, 2015, November 25, 2015 and May 16, 2016. Their comments and recommendations have been incorporated as conditions;

Building Dept. – Comments in e-mail dated May 4, 2015;

Agriculture Dept. – Comments July 19, 2016. Project proposal is deemed to have less than significant impacts to agricultural resources and modification to incidental camping setback standards acceptable;

Environmental Health – Letter dated May 22, 2015. Verify water supply, well and septic locations, and potability, use licensed caterers at events where food will be served;

CAL FIRE – Provided comments dated May 15, 2015. Comments and recommendations are incorporated as conditions;

APCD – Letter dated May 21, 2015. Apply dust mitigation; require investigation for presence of naturally occurring asbestos;

CA. Dept of Fish and Wildlife – Streambed Alteration agreement required, 2015;

City of San Luis Obispo – The City response letters (July 7, 2015 and April 28, 2016) identified concerns with development near natural riparian onsite, traffic impacts to Orcutt Road and conflicts between road users (runners and cyclists);

Bike SLO County – Letter dated April 18, 2016. Concerns with concentrated event traffic and cyclist safety. Recommendations include Class 2 bikelanes, southbound right turn lane, center turn lanes for left turns (northbound), bicycle parking on site, exploration of ingress/ egress options and warning signage.

HealSLO – Letter dated May 18, 2015. Concerns with the health and safety of the project on cyclists.

LEGAL LOT STATUS

The project site is a legal lot of record per Certificate of Compliance 2008-015535 and being a portion of Lot “P” of the Hollister Tract, Rancho de Piedra, and a portion of Parcel 1 of Parcel Map COAL 97-0215 in the County of San Luis Obispo, State of California as shown on map recorded in Book 53, at Page 59 of Parcel Maps in the office of the County Recorder of said County.

Staff report prepared by Schani Siong and Dave Moran and reviewed by Steve McMasters, Supervising Planner.